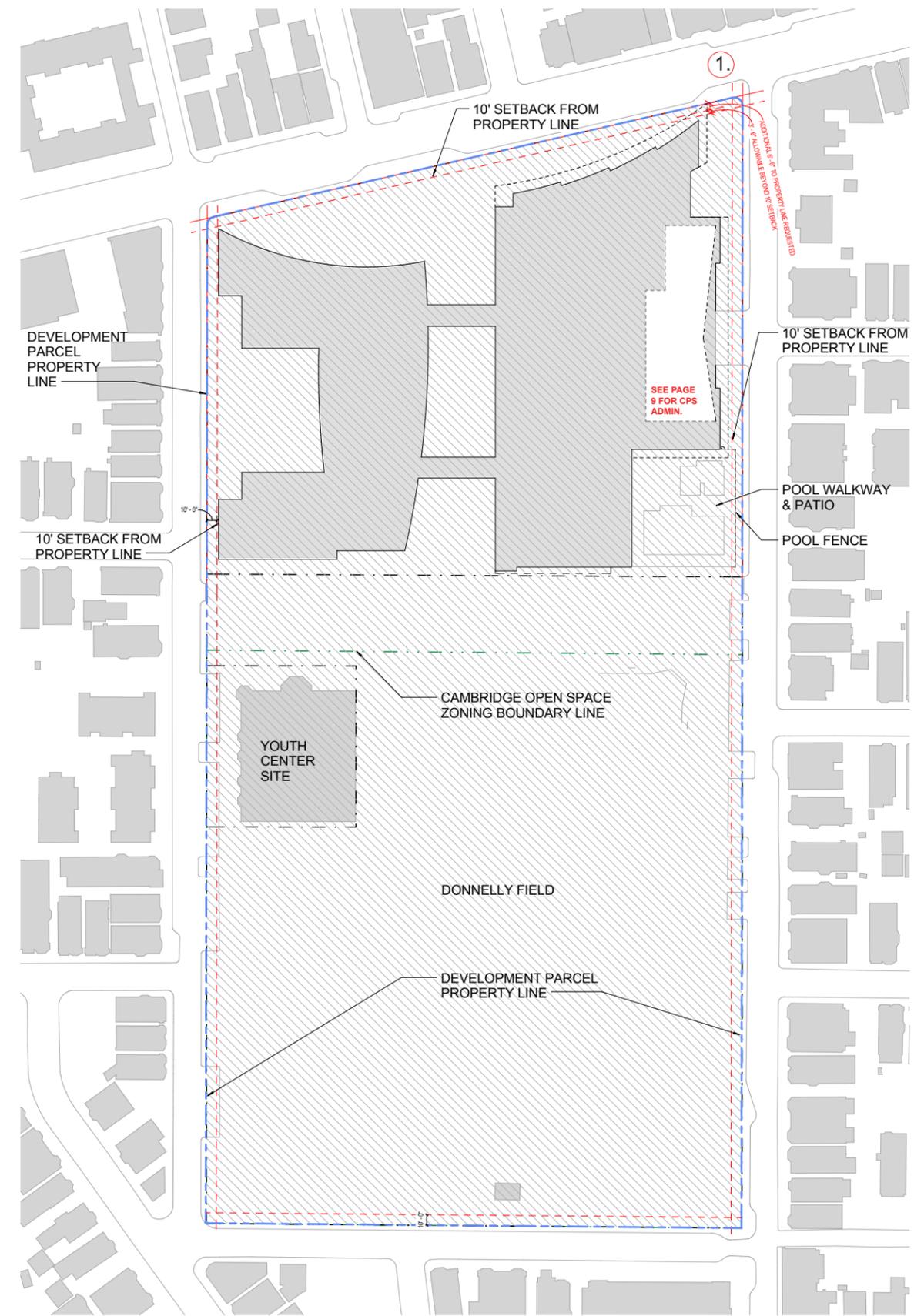
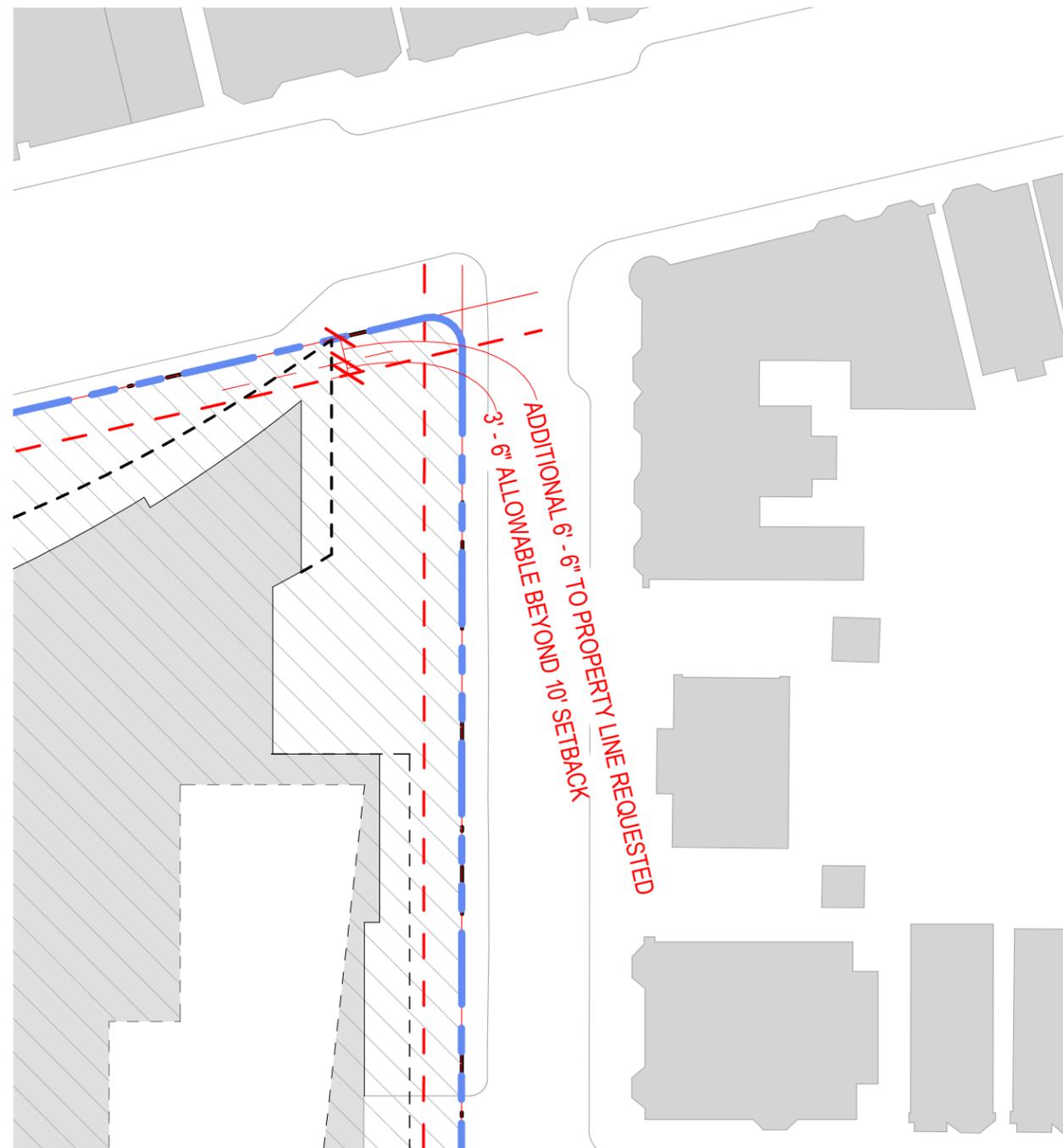


SETBACK ANALYSIS

WITH A PLANNING BOARD SPECIAL PERMIT, THE ENTIRE PROJECT WOULD COMPLY WITH BUILDING SETBACK, HOWEVER:

- ① THE DESIGN FOR VALENTE LIBRARY REQUIRES RELIEF FOR THE ROOF OVERHANG (3-1/2' BEYOND THE 10' SETBACK IS ALLOWED PER 5.24.2 BUT TO GO TO THE ADDITIONAL 6'-6" TO THE PROPERTY LINE AS SHOWN WOULD HAVE TO BE SPECIFICALLY REQUESTED & GRANTED)



CPS ADMIN

USE, HEIGHT & SETBACK

USE:

CPS ADMIN IS CONSIDERED A "LOCAL GOVERNMENT ADMINISTRATIVE OFFICE," WHICH IS NOT AN ALLOWED USE IN C-1 DISTRICTS AND WOULD NOT COMPLY WITHOUT BOARD OF ZONING APPEAL (PER TABLE 4.56, FOOTNOTE 6)

USE DOES NOT COMPLY

HEIGHT:

HEIGHT LIMIT PER C-1 ZONING = 35'
CPS ADMIN HEIGHT = 41'

HEIGHT DOES NOT COMPLY

SETBACK:

SETBACK = $[H+L]/4$ AS MEASURED FROM CENTERLINE OF STREET

H = 41'

L = 188'

$[41' + 188'] / 4 = 57.25'$

REQUIRED FRONT SETBACK = 57'

PROVIDED FRONT SETBACK = 41' - 8"

SETBACK DOES NOT COMPLY



"PUBLIC RECREATIONAL OPEN SPACE" MUST REMAIN THE SAME OR INCREASE PER REQUIREMENTS OF SPECIAL PERMIT 5.54.

- PUBLIC RECREATIONAL OPEN SPACE
- INACCESSIBLE OPEN SPACE

*EXISTING:
366,958 SF

*PROPOSED:
387,958 SF

21,000 NET NEW SF

DOES COMPLY

* INCLUDING 306,922 SF OF DONNELLY FIELD & RECREATIONAL AREA BETWEEN SCHOOL AND FRISOLI



PER 5.54:

The minimum required number of off-street motor vehicle parking spaces shall be the number of legally existing off-street parking spaces on the lot or the minimum number of off-street parking spaces required by Article 6.000, whichever is fewer. Where existing parking spaces are proposed to be reconstructed or relocated, those spaces shall conform to the location, design and layout requirements of Article 6.000.

REQUIRED PARKING PER 5.54:

55 SPACES FOR SCHOOL + LIBRARY + POOL**

REQUIRED PARKING PER ARTICLE 6:

27 SPACES FOR CPS ADMIN

THEREFORE:

82 SPACES MINIMUM REQUIRED BY ZONING

25 (NON-TANDEM) SPACES PROVIDED

80 TANDEM SPACES PROVIDED

DOES NOT COMPLY

PER SECTION 6.43.2:

The layout of parking spaces shall permit entering and exiting without moving any other vehicles parked in other spaces.

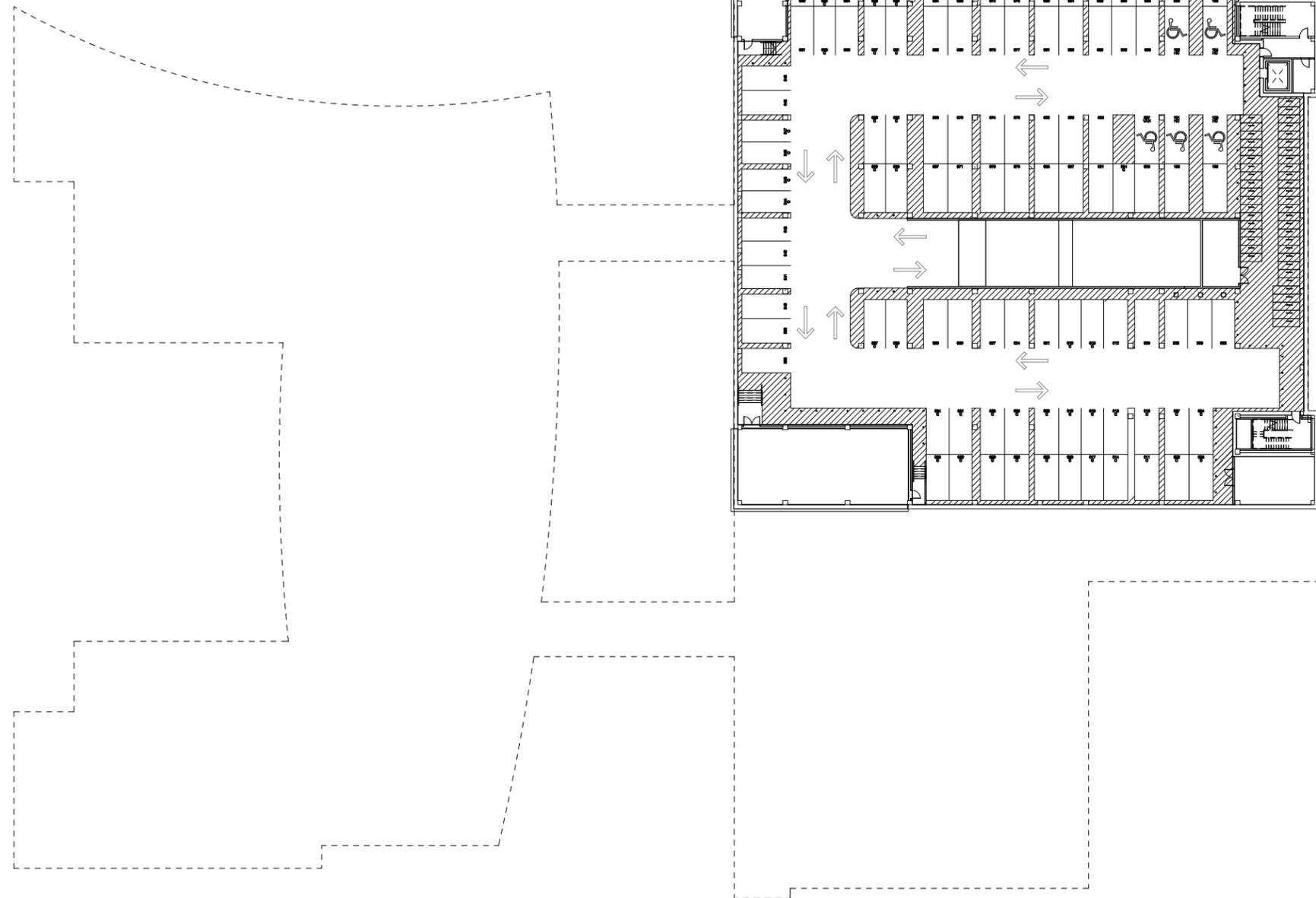
SPECIAL PERMIT MAY GRANT RELIEF

PER SECTION 6.43.5 (a):

The provisions for layout of parking spaces in paragraph 6.43.2 may be modified where there is a valet parking arrangement for an off street parking facility.

**THERE ARE 55 LEGALLY EXISTING OFF-STREET PARKING SPOTS EXISTING ON SITE SERVING THE SCHOOL, LIBRARY & POOL

ARTICLE 6 CALCULATIONS FOR THE SCHOOL, LIBRARY & POOL YIELD 115 SPACES TOTAL REQUIRED



PARKING GARAGE



PER ARTICLE 6.000:

6.83 Minimum Number of Off Street Loading Bays

Gross Floor Area (in thousands of square feet)			
Loading Facility Category	Area at which First Bay is Required	Area at which Second Bay is Required	Incremental Area for which Each additional Bay is Required Beyond the Second
A	5	40	50
B	10	20	50
C	10	25	40
D	10	40	50
E	10	100	100
F	10	100	200

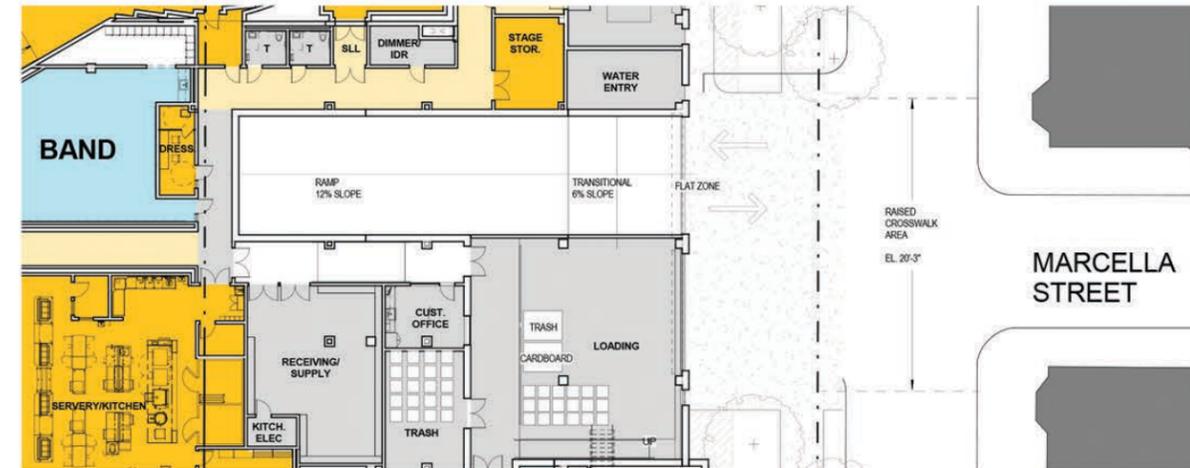
SCHOOL/LIBRARY/POOL GSF: 208,998 GSF } 2 REQUIRED
 1ST BAY REQUIRED AT: 10,000 GSF
 2ND BAY REQUIRED AT: 100,000 GSF
 3RD BAY REQUIRED AT: 300,000 GSF

CPS ADMIN GSF: 24,220 GSF } 1 REQUIRED
 1ST BAY REQUIRED AT: 10,000 GSF
 2ND BAY REQUIRED AT: 100,000 GSF

PER SECTION 5.54:

The minimum required number of off-street loading bays shall be the number of legally existing off-street loading bays on the lot or the minimum number of off-street loading bays required by Article 6.000, whichever is fewer. Where loading bays are proposed to be reconstructed or relocated, those loading bays shall conform to the location, design and layout requirements of Article 6.000.

0 LEGAL OFF-STREET LOADING BAYS CURRENTLY ON SITE (PER CITY)



2 LOADING BAYS PROVIDED

1 LEGAL OFF-STREET LOADING BAY REQUIRED FOR CPS ADMIN PER ARTICLE 6.000
 0 LEGAL OFF-STREET LOADING BAYS REQUIRED FOR SCHOOL, LIBRARY & POOL PER 5.54

DOES COMPLY
 (NO RELIEF REQUESTED)

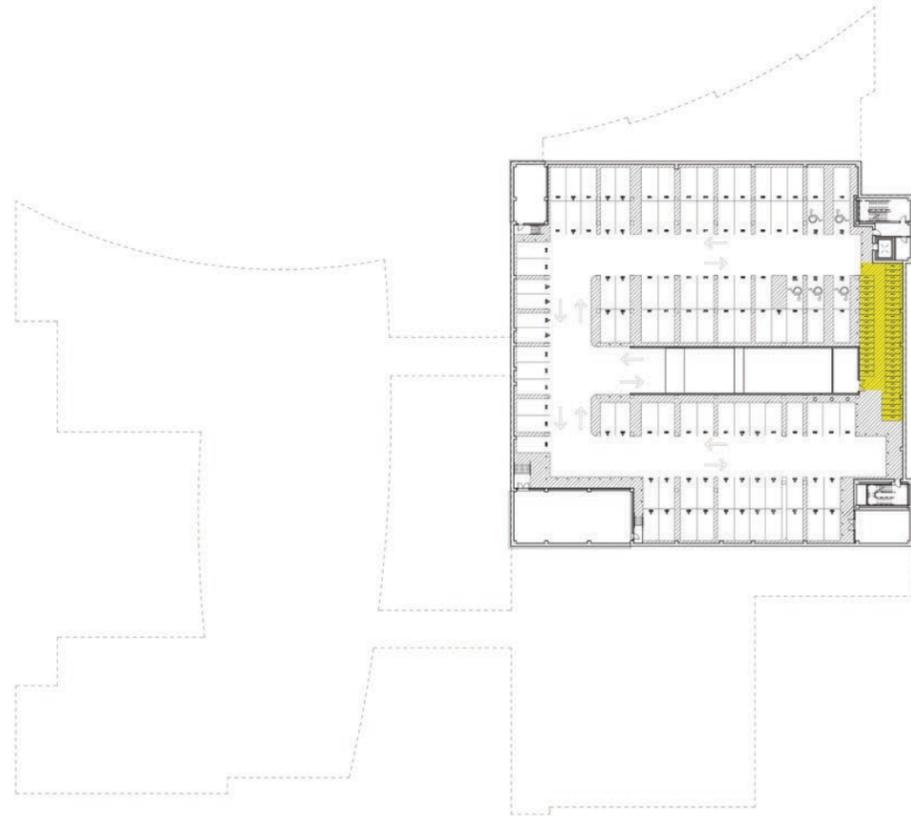


LONG-TERM BICYCLE PARKING:
ZONING REQUIREMENT (PER 6.10): 27 SPACES

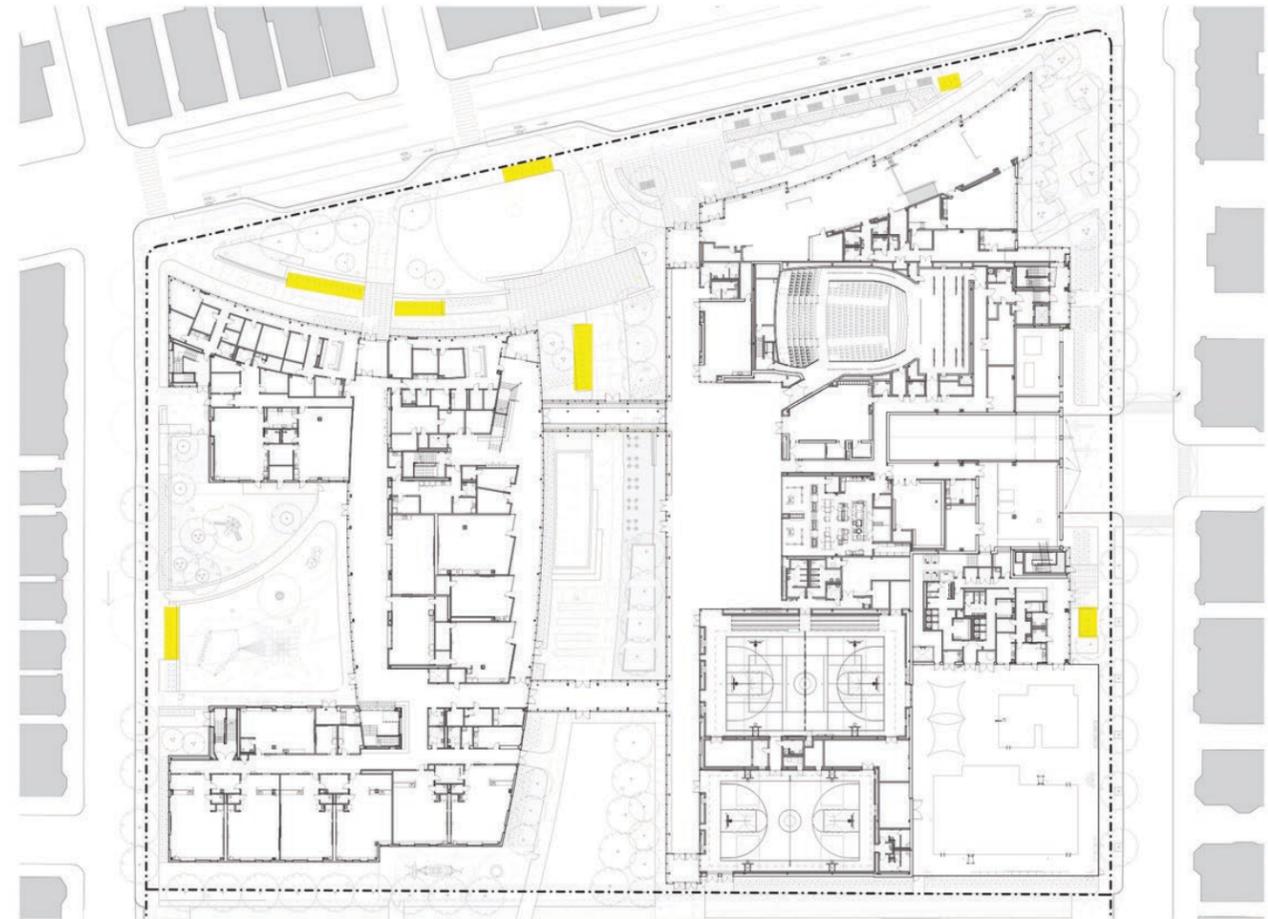
SHORT TERM BICYCLE PARKING:
ZONING REQUIREMENT (PER 6.10): 113 SPACES

118 SHORT-TERM PROVIDED
92 LONG-TERM PROVIDED (82 STANDARD / 10 TANDEM)

DOES COMPLY
(NO RELIEF REQUESTED)



LONG-TERM BICYCLE PARKING:



SHORT-TERM BICYCLE PARKING:

